

IMPORTANT NOTICE TO APPLICANT:  
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 3-20-15

Tentative No.: T-23601-

Received Date: 3-5-15

FEES:  
P.W.W.M. \_\_\_\_\_ \$1,872.00  
Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$0.00  
P.E.R.A. \_\_\_\_\_ \$210.00  
PRINT \$2,082.00

Number of Sites : ( \_\_\_\_\_ ) 1

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 21 Twp.: 54 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: GLASS HOUSE PLAT

2. Owner's Name: CITY OF MIAMI / FACILITIES DEPT. Phone: 305 416 1436

Address: 444 SW 2 AVENUE City: MIAMI State: FL Zip Code: 33130

Owner's Email Address: ABUSTAMANTE @ MIAMIGOV. COM

3. Surveyor's Name: TRIANGLE SURVEYING & MAPPING Phone: 305 597 9701

Address: 8290 NW 64 ST. City: MIAMI State: FL Zip Code: 33166

Surveyor's Email Address: JOHN @ TRIANGLESM. COM

4. Folio No(s): 01-4121-061-0010 \_\_\_\_\_ 1 \_\_\_\_\_ 1 \_\_\_\_\_

5. Legal Description of Parent Tract: TRACT A, COCONUT GROVE BAYFRONT PARK  
PLAT BOOK 82 PAGE 85.

6. Street boundaries: MC FARLANE ROAD.

7. Present Zoning: CS / NCD-3 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( 1725 Sq. Ft. & No. Seats 179 ), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_ )

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

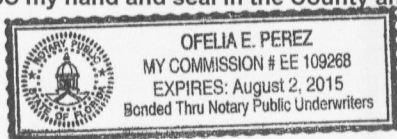
Signature of Owner: Daniel J. Alfonso

COUNTY OF MIAMI-DADE)

(Print name & Title here): DANIEL J. ALONSO, CITY MANAGER

BEFORE ME, personally appeared Daniel J. Alfonso this 17 day of Sept., 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known \_\_\_\_\_ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17 day of September, 2014 A.D.



Signature of Notary Public: Ofelia E. Perez

(Print, Type name here: \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

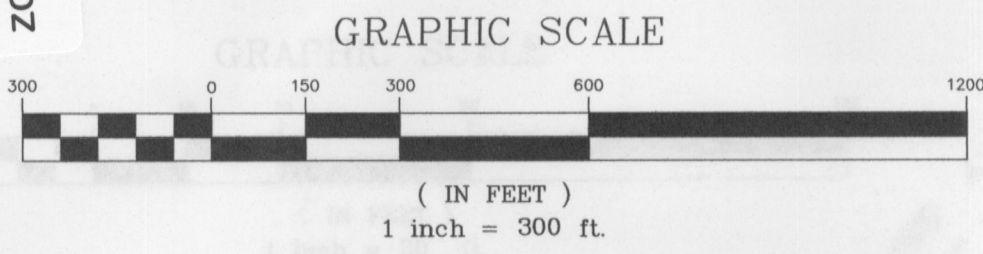
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065



Drawing name: P:\Pro\2750-City of Miami\2750-01-City of Miami Peacock Park.dwg 2750-Glass House Plat in City of Miami Datum = RI.dwg TENTATIVE-R1-SHEET 1 OF 2 Aug 31, 2016 11:35am : crosiguz

TENTATIVE PLAT T-23801 - 5-CORR  
NAME: GLASS HOUSE PLAT  
SEC. 21 TWP. 54 RGE. 41 / DIST. 7  
ZONING: / MIAMI

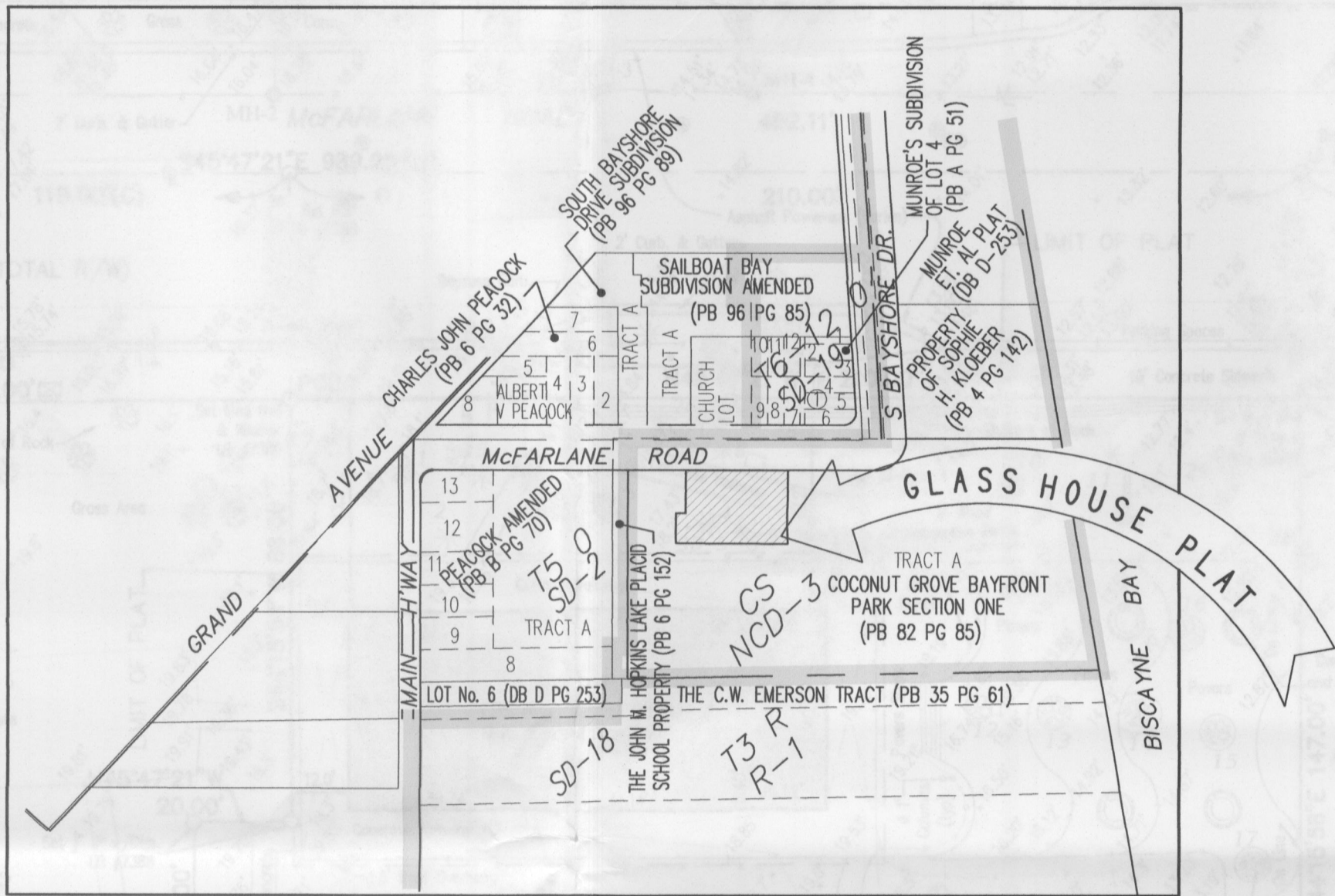
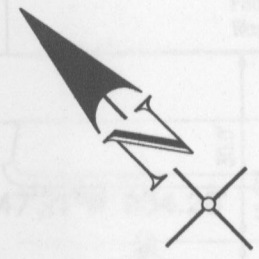


# GLASS HOUSE PLAT

A PORTION OF TRACT A, COCONUT GROVE BAYFRONT PARK SECTION ONE, AS RECORDED IN PLAT BOOK 82 AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

SCALE 1"=300'

SEPTEMBER 17, 2014



LOCATION MAP  
PORTION OF SE  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 54 SOUTH, RANGE 41  
EAST, CITY OF MIAMI, MIAMI-DADE COUNTY  
SCALE 1"=300'

## CONTACT PERSON INFORMATION

Name JOHN LIPTAK

Telephone number (305) 597-9701

Fax number (305) 597-9702

e-mail address john@triangle-sm.com

Number of Tracts 1  
Number of Acres 0.7 Acres (32,090 square feet)  
Method of Sewer Public Sanitary Sewer  
Method of Water Public Water  
Number of PRM 6  
Number of PCP 2  
Property Zoned CS (Civic Space/Parks)  
NCD-3(Neighborhood Conservation District)  
Miami Dade County Flood Criteria 6" (PB 120 PG 13)

## DEVELOPMENT INFORMATION:

Restaurant Space = 1725 sq. ft. (with 179 seats)

Owner name:

City of Miami

Contact Name:

Facilities Department/ Aldo Bustamante  
abustamante@miamigov.com

## LEGAL DESCRIPTION:

A portion of Tract A, COCONUT GROVE BAYFRONT PARK SECTION ONE, as recorded in Plat Book 82 at Page 85 of the Public Records of Miami Dade County, Florida, more particularly described as follows:

Commence at the Northeasterly corner of Tract A of said plat of COCONUT GROVE BAYFRONT PARK SECTION ONE; thence run South 45°47'21" East, along the Northerly Line of said Tract A, same being the Southerly Right of Way Line of McFarlane Road, for a distance of 118.00 feet to the Point of Beginning; thence run South 44°15'58"W for a distance of 86.00 feet to a point; thence run North 45°47'21" West for a distance of 20.00 feet to a point; thence run South 44°15'58" West for a distance of 61.00 feet to a point; thence run South 45°47'21" East for a distance of 230.00 feet to a point; thence run North 44°15'58" East for a distance of 147.00 feet to a point of intersection with said Northerly Line of Tract A also being the Southerly Right of Way Line of McFarlane Road; thence run North 45°47'21" West, along the aforementioned Northerly Line of said Tract A, the same being the Southerly Right of Way Line of McFarlane Road, for a distance of 210.00 feet to the Point of Beginning.

Said Parcel of Land containing 32,090 square feet (0.7 Acres more or less).

## SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the monument line of McFarlane Road, bears North 45°47'21" West. All distances as shown are based on the US Survey foot.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in F.S. 472.027 Rule 5J-17.051 and 5J-17.052 of 1 foot in 7,500 feet for Suburban Areas.

Elevations are referred to City of Miami Mean Low Water Datum. Elevations are based on Miami Dade County Benchmark No. 3205 TIDAL F, the same being a brass disc in concrete at center of boat ramp located 265 feet south of concrete curb & gutter of South Bayshore Drive and 166 feet west of projected centerline of SW 27<sup>th</sup> Avenue, elevation 4.08 (NGVD 29) and 4.34' City of Miami (MLWD). Note, the conversion factor to convert from City of Miami (MLWD) Datum to National Geodetic Vertical Datum, 1929 (NGVD) is (-)0.26 feet.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0476L, Community No. 120650, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, lying within an area outside of the 0.2% annual chance floodplain.

## SURVEYOR'S NOTES: (Continued)

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

The client provided Parcel limits and the legal description was prepared by the surveyor. No title search has been conducted. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M), plat (P), calculated (C) and record (R) dimensions is delineated hereon. Record dimensions are based on the City of Miami Public Works Department Municipal Atlas Sheets. Although the information depicted on said Map was prepared from the best available information, City of Miami assumes no responsibility for any errors or omissions.

This map is intended to be displayed at a scale of 1/30 or smaller.

## SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and a Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Rule 5J-17.051 and 5J-17.052, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

TRIANGLE SURVEYING AND MAPPING, Inc

John Liptak

Professional Surveyor and Mapper No. 5664  
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Date: 09/08/14	Project: 2750
Scale: 1"=300'	Checked by: JL
F.B. 276	Drawn by: ALR
Sheet: 1 OF 2	Sketch by:
Ref:	2170-03

CITY OF MIAMI

TENTATIVE PLAT

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

This document is intended only for the specific purpose and client for which it was prepared.

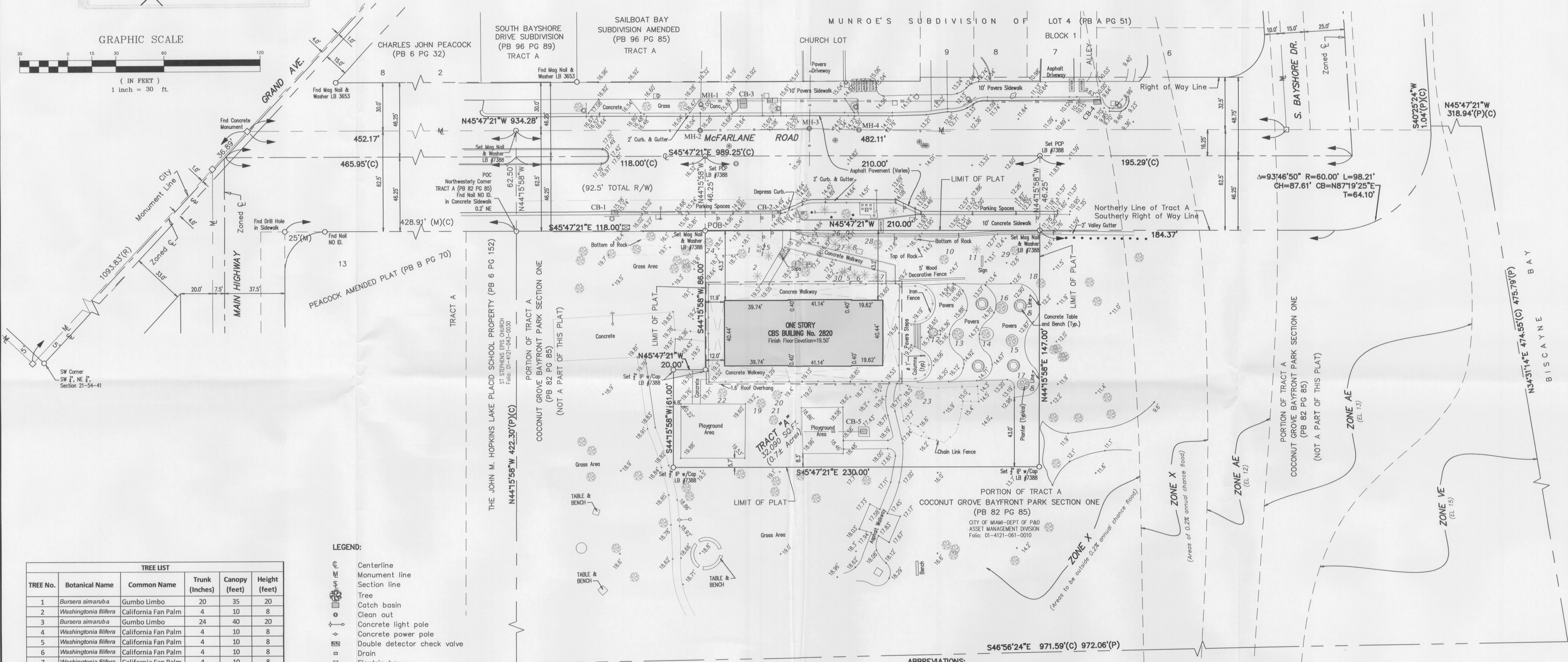
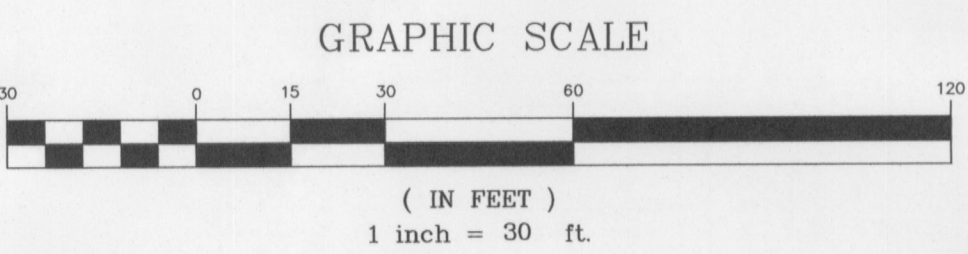


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SCALE 1"=30'

SEPTEMBER 17, 2014



TREE LIST				
TREE No.	Botanical Name	Common Name	Trunk (Inches)	Canopy (feet)
1	Bursera simaruba	Gumbo Limbo	20	35
2	Washingtonia filifera	California Fan Palm	4	10
3	Bursera simaruba	Gumbo Limbo	24	40
4	Washingtonia filifera	California Fan Palm	4	10
5	Washingtonia filifera	California Fan Palm	4	10
6	Washingtonia filifera	California Fan Palm	4	10
7	Washingtonia filifera	California Fan Palm	4	10
8	Washingtonia filifera	California Fan Palm	4	10
9	Washingtonia filifera	California Fan Palm	4	10
10	Quercus	Oak	6	25
11	Thrinax radiata	Florida Thatch Palm	4	8
12	Quercus laurifolia	Laurel Oak	24	40
13	Quercus	Oak	16	30
14	Bursera simaruba	Gumbo Limbo	28	40
15	Quercus	Oak	22	40
16	Bursera simaruba	Gumbo Limbo	16	40
17	Quercus laurifolia	Laurel Oak	20	35
18	Bursera simaruba	Gumbo Limbo	30	40
19	Bursera simaruba	Gumbo Limbo	16	35
20	Quercus	Oak	40	40
21	Bursera simaruba	Gumbo Limbo	20	30
22	Quercus	Oak	28	50
23	Quercus	Oak	40	50
24	Quercus	Oak	12	20
25	Bismarckia nobilis	Bismarck Palm	16	12
26	Washingtonia filifera	California Fan Palm	4	10
27	Washingtonia filifera	California Fan Palm	4	10
28	Bursera simaruba	Gumbo Limbo	10	20
29	Bursera simaruba	Gumbo Limbo	10	25
30	Bismarckia nobilis	Bismarck Palm	24	20

## LEGEND:

- Centerline
- Monument line
- Section line
- Tree
- Catch basin
- Clean out
- Concrete light pole
- Concrete power pole
- Double detector check valve
- Drain
- Electric box
- Fire hydrant
- Guard post
- Guy anchor
- Curb inlet
- Street light pole
- Light pole in concrete base
- Light pole
- Unknown meter
- Mail box
- Drainage manhole
- Sanitary sewer manhole
- Signal mast arm
- Single sign support
- Public telephone
- Palm
- Unknown valve
- Sewer valve
- Water valve
- Wood light pole
- Water meter
- Wood power pole
- Wire pull box
- Signal master control
- Grease Manhole
- Line Storm Sewer
- Line Sewer

STRUCTURE INFORMATION					
STRUCTURE No.	STRUCTURE TYPE	RIM ELEV. (feet)	INVERT ELEV. (feet)	PIPE ORIENTATION	SIZE & MATERIAL
MH-1	Sanitary Sewer	16.14	10.21	E	8" PVC
MH-2	Sanitary Sewer	16.21	10.11	W	8" PVC
MH-3	Sanitary Sewer	15.09	8.69	N	12" PVC
MH-4	Sanitary Sewer	14.56	8.66	S	12" PVC
CB-1	Catch Basin	17.48	10.01	E	8" PVC
CB-2	Catch Basin	14.48	3.29	N	12" PVC
CB-3	Catch Basin	15.17	8.19	N	12" PVC
CB-4	Catch Basin	9.68	3.36	W	8" PVC
CB-5	Catch Basin	17.48	10.29	W	8" PVC

## ABBREVIATIONS:

- A, Δ, R = Arc, Delta, Radius
- T, CH, CB = Tangent, Chord Length, Chord Bearing
- (C) = Calculated
- (D) = Deed
- (M) = Measured
- (P) = Platted Dimension
- (R) = Based on City Atlas Municipal Sheet Dimension
- BLDG = Building
- CBS = Concrete Block and Stucco
- CL = Clear
- CLF = Chain Link Fence
- CONC = Concrete
- ENCR = Encroachment
- FF EL = Finish Floor Elevation
- FND = Found
- NGVD = National Geodetic Vertical Datum (1929)
- LB = Licensed Business
- ORB, PG = Official Records Book and Page
- DB, PG = Deed Book and Page
- O/H = Overhead
- PCP = Permanent Control Point
- PB, PG = Plat Book and Page
- PCP = Permanent Control Point
- POC = Point of Commencement
- POB = Point of Beginning
- R/W = Right of Way
- SEC = Section
- SQ. FT. = Square Feet
- STY = Story
- S/W = Sidewalk
- TP = Typical

Date: 09/08/14	Project: 2750
Scale: 1"=30'	Checked by: JL
F.B. 276	Drawn by: ALR
Sheet: 2 OF 2	Sketch: 2170-03
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TENTATIVE PLAT


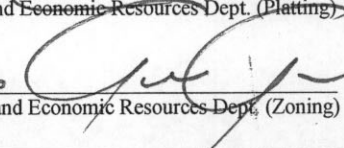
CITY OF MIAMI

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# GLASS HOUSE PLAT

TENTATIVE PLAT NO. **23601-5-COR.**  
 Sec. 21 Twp. 54 Rge. 41  
 Municipality: MIAMI  
 Zoned: CS/NCD-3  
 RECOMMENDS APPROVAL 9-23-16   
 Date, Regulatory and Economic Resources Dept. (Platting)  
 RECOMMENDS APPROVAL 9-23-16   
 Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Miami requirements and the requirements checked below:
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until June 23, 2017  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 6.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)